



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**February 6, 2013**

**REQUEST:** Major Subdivision Preliminary Plans/ 124 East Fort Avenue

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Stonewall Capital, LLC c/o Ray Jackson

**OWNER:** 130 East Fort Avenue, LLC

#### **SITE/GENERAL AREA**

Site Conditions: This project site is located on the north side of the street, 16' west of the intersection with Sumwalt Court. The property is zoned B-2-2, and is improved with a two-story commercial building that was most recently used as a funeral home.

General Area: This project is located in the Riverside neighborhood, which is principally residential in nature, even in commercially-zoned corridors, with some scattered commercial uses, especially on main streets.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

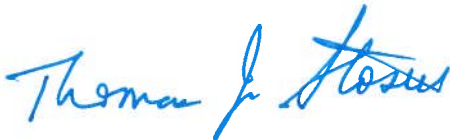
Project: The request is to demolish the existing funeral home, subdivide into five lots, and redevelop the property for five row homes.

In its consideration of the proposal, staff reviewed the following factors:

- Site Plan Review Committee (SPRC): The SPRC reviewed the proposal on November 6, 2013, and has provided comments to the applicants.
- Elevations: The proposal has three row homes facing East Fort Avenue, and two facing Sumwalt Court. They will each be three stories in height, with brick facing and traditional cornices. The rear elevations will be clad in cement siding. Roof decks will be provided on the rear portions of the roofs, with 42" aluminum railing systems.

- Site Design:
  - The design includes three homes fronting on East Fort Avenue, and two fronting on Sumwalt Court, and each unit will have a rear-loaded garage accessed through a shared parking court. The parking court is accessed by way of alleys, which are platted as ten feet and fifteen feet in width. This provides a very narrow and long approach to the rear garages.
  - Two of the homes front on Sumwalt Court, which is a named alley street, 10' in width, but is an existing street that had other residential lots that front upon it. The two homes will be set back two feet from the front property line in order to accommodate front steps.
- Zoning Regulations: This subdivision complies with the basic requirements of the B-2-2 District, in that: each lot contains more than 1,100 sqft of lot area, each property provides a parking space to serve the home, they each satisfy setback requirements, and each is less than the maximum floor area ratio (FAR) of 2.5.
- Subdivision Regulations: The project complies with Baltimore City's Subdivision Regulations. This review is for the Preliminary Plans, and once they have been commented upon by all relevant agencies, and a Final Plan has been submitted that address those comments, the Final Plans will return for Planning Commission approval on the consent agenda.

Community Notification: The following community organizations have been notified of this action: the Federal Hill South Neighborhood Association, the Key Highway Task Force, and the Riverside Neighborhood Association.



**Thomas J. Stosur**  
**Director**